

## **FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY**

Minutes filed by Kathryn Verrochi as Assistant Secretary on Behalf of the Authority Members of actions taken at the Open Session of the Eighteenth meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at the Tinton Falls Municipal Building, 556 Tinton Avenue, Tinton Falls, New Jersey 07724 at 7:00 p.m. on Wednesday, September 19, 2007.

### **Present:**

Public Member Laurie Cannon  
Oceanport Mayor Lucille Chaump  
Public Member Rosemarie Estephan  
Tinton Falls Mayor Peter Maclearie  
Garrison Commander Col. Stephen Christian  
Vice Chairperson Virginia Bauer  
Chairperson Dr. Robert Lucky

Absent: Monmouth County Freeholder Lillian Burry, Public Member Joseph Colfer and Eatontown Mayor Gerald Tarantolo had previously advised the Authority.

The meeting was called to order by Chair Lucky who led the meeting in the Pledge of Allegiance. The Open Session was convened at 7:05 p.m. in accordance with the Open Public Meetings Act.

### **Authority Members Comments:**

Chair Lucky invited comments from the Authority Members. None were offered at this time.

### **Elected Officials Comments:**

Chair Lucky asked for remarks from U.S. Senator Robert Menendez, U.S. Representative Frank Pallone or U.S. Representative Rush Holt or other Members of the Congressional Delegation or their staff members. None were offered, but the Chair noted the attendance of a staff member of U.S. Senator Menendez and of U.S. Representative Pallone.

Chair Lucky presented the Agenda for approval. Vice Chair moved for the approval of the agenda, Mayor Chaump seconded the motion and the agenda was unanimously approved.

### **Approval of Minutes:**

The Minutes of the August 15, 2007 Open Session (no Executive Session was held) were moved by Public Member Cannon, seconded by Mayor Maclearie and unanimously approved.

### **Public Comments on Agenda Items:**

- 1) James T. Raleigh, Colts Neck, questioned the role and function of the Advisory Committees, how they integrate with NOI's and voiced a concern that work was being put-off pending an extension request that might not be granted.
- 2) Tom Mahedy, Wall, questioned the lack of participation by NOI submitters at the Social Service Advisory Committee meetings, Pine Brook housing, Education Advisory Committee hospital plans, RAB meeting publicity and Commercial Industry Advisory Committee green business inclusion. Authority Member Estephan noted, in her capacity as Committee Chair, that the NOI submitters are welcome to attend and are advised pursuant to the state Open Public Meetings Act.

**Chair's Report:**

Chair Lucky noted many meetings that have taken place and that Deputy Director Rick Harrison will give an update on FMERPA activities.

**Executive Director's Report:**

Before giving the report, DD Harrison responded to Mr. Raleigh's concern that work is being put off. He stated that no work has been put off, nor has anyone on the staff been requested to delay any work. The staff is proceeding full speed ahead. He also reported that FMERPA would post RAB meeting notices on the FMERPA website under an agreement reached with Tim Rider.

On behalf of Executive Director Cosentino, who had previously advised the Board of his absence, Deputy Director Harrison provided an update of activities since the last meeting:

**FMERPA Office Move**

- Open for business September 4, 2007 with no loss of continuity or service.
- Under budget (e.g. furniture budget of \$21,000 approved by the FMERPA Board for \$15,000 last meeting - came in around \$10,000).
- Staff thanks to the Board for our new offices, everyone is settled-in to our new quarters and pleased with their offices and furniture.
- ED Cosentino and DD Harrison would like to thank the staff and in particular Diane Canterbury, our new project manager on the success of her first FMERPA Project, for their professionalism and team work in pulling this move off.
- We would also like to thank the folks from the State OIT and OTT for their help and assistance getting our communication and network up and running. We are now on the state network which provides us with a lot of capability we didn't have before, including a complete back-up of all of our data. Specifically we would like to recognize Maggie Dorrato, Mike Fish, George Spanos, Kathleen Kelly, Scott Skweres, Joe Oliver, and Dave Milstein, Dave Winkler of Treasury Property.
- Regarding the phones – we currently have 4 POTS lines with old-fashioned, but sturdy 500 Sets with no transfer or voice mail features. We apologize for folks having to redial our temporary direct numbers when calling in due to our inability to transfer calls. This will be rectified on Friday when our new phone system is delivered and installed with full feature capability.
- We look forward to seeing you when attending meetings in our new conference room.

**Other Staff Activities**

- August 16 – Meeting with John DeBack/John Leigh
- August 17 – Meeting with Tim Teen – InSitech
- August 20 – Education Consortium Advisory Committee meeting
- August 21 – Tinton Falls Photo Tour
  - Social Services Advisory Committee meeting
- August 27 – FBI meeting - update Joe Ford
- August 28 – ED Cosentino and DD Harrison conducted a Briefing and tour of Fort Monmouth for Tom O'Donnell, Rep. Holt's Chief of Staff
  - Emergency Services Advisory Committee meeting
  - Environmental Advisory Committee meeting
- August 29 – Meeting with EDAW at their offices in NYC - ED Cosentino, Chair Dr. Lucky, DD Harrison and Kathryn Verrochi
- September 4 – ED Cosentino and DD Harrison attended the RAB meeting
- September 6 – Meeting with EDA Caren Franzini and her staff to discuss outreach efforts for business and industry
- September 9 – Garrison BRAC Office meeting, Infrastructure Advisory Committee meeting

- September 11 – US Department of Education tour w/Mary Hughes – US DoED, Linda Milstein Brookdale Community College, Dr. Lucky
  - FMERPA Staff tour of Fort Monmouth
- September 12 – ED Cosentino in Washington, DC - met with Mark Jones and ASA Keith Eastin and Patrick O'Brien, OEA
- September 13 – FMERPA Staff Ethics Training
- September 18 – Social Services Advisory Committee meeting
  - Stakeholder meeting with the Tinton Falls Board of Education

#### EDAW Activities and August 29 EDAW Team Meeting

- ED Cosentino, Chair Dr. Lucky, DD Harrison and Kathryn Verrochi attended an EDAW Team meeting at the EDAW offices in New York City, on August 29. Vice Chair Bauer was invited but unable to attend.
- We had presentations on the preliminary Technical Memorandums in the following areas:
  1. Traffic and Transportation
  2. Market/Economics
  3. Facility/Site Conditions
 (The actual reports are being reviewed and should be available to FMERPA next week.)
- We then developed a proposed timeline given a 270 day extension and the current status of the project to date. This timeline is pending approval of the extension.
- We next discussed invoices and potential scope and fee changes. There will be additional meetings to cover and some other potential increase in scope due to the extension. There are also some items that the FMERPA might consider requesting not currently in the scope of work. One such item discussed was a public readout of the VPS results. It was agreed that such a meeting would be useful but it is not currently covered in the scope of work. It was agreed to move forward in scheduling what Tony Nelessen called the "did we get it right session". We are currently looking at mid-October for this session if we can get the schedules worked out.
- EDAW and FMERPA took some action items relative to defining additional deliverables and fees associated with the current progress and the proposed extension.

#### Meeting with Keith Eastin, Department of the Army and Patrick O'Brien, Office of Economic Adjustment

- Also met with Mark Jones and David Reed from Office of Installations and Housing who we have met with on prior occasions.
- Outlined the basis for the extension request with a promise to keep him and his office informed as to our progress.
- Met with Patrick O'Brien, who our extension request is addressed to, to debrief him on the Eastin meeting which had been facilitated by him. His reaction was favorable and he was looking forward to receiving our letter. He asked that we continue to work closely with John Leigh. ED Cosentino thanked Patrick for his continued support and in particular the support of John Leigh.

#### In Progress Activities

- a. RFP for Auditor to Evaluation Committee for review
- b. Scope of Work for Local Zoning Special Counsel

He then thanked Col. Christian and the Garrison for their support stating they have been very responsive to our requests for tours and documentation and all requests have been met to date.

#### **Advisory Committee Chairs Reports:**

The Chair updates were as follows:

- Public Member Cannon, Environmental, noted the Environmental Advisory Committee Tour is scheduled for Saturday, October 13 from 9:00 am to 3:00 pm. The next Environmental Advisory Committee meeting is scheduled for Tuesday, September 25 at 7:00 pm at the FMERPA offices.
- Mayor Chaump, Historical, mentioned that they are waiting for an update on the building site

survey from EDAW before scheduling another meeting.

- Vice Chair Bauer, Commercial Industry, noted the next meeting is scheduled for Tuesday, October 2 at 3:00 pm at the FMERPA offices.
- Chair Lucky, Education, held a meeting on August 20 at Monmouth University. A general update, an economic analysis report from EDAW relevant to universities, and Education NOI's were discussed. Chair Lucky reiterated that Advisory Committees are advisory, give input as part of the planning process for EDAW. He mentioned the Fort Monmouth Tour with Mary Hughes, US DoE to look at facilities requested in the Education NOI's.
- Public Member Estephan, Social Services, met on September 18. The core of the meeting was to categorize homeless assistance NOI's. The report of this meeting will be posted on the FMERPA website.
- Mayor Maclearie, Infrastructure, were meeting twice a month, cancelled August 25 meeting and rescheduled for September 10 at 7:30 pm at the Tinton Falls Municipal Building. This committee is working through their mission statement and deliverables.
- Col. Christian, RAB, mentioned an open house on November 3 from 10:00 am to 3:00 pm at Gibbs Hall. Environmental experts will discuss areas presently being worked on, actions to date and present conditions.

### **NOI Update:**

Deputy Director Rick Harrison gave the following update:

- Ongoing review of NOIs by Advisory Committees. DD Harrison has personally attended the Education Advisory Committee, Emergency Services Advisory Committee and Social Services Advisory Committee meetings to review the evaluation process. The committees have been advised to evaluate NOIs based on the need they would fulfill and the extent of public benefit. The committees will also provide a venue for resolution of conflicting requests and a stimulus for collaboration among submitters. The Committees' focus will be the what and how as opposed to evaluating the who – the organizations' capabilities and where-with-all to meet the requirements for conveyance will be addressed after the proposed use has been incorporated into the plan. This will be a rigorous process conducted by the FMERPA Staff and its attorneys for approval by the Board. EDAW continues to consider the requests in their planning scenarios.
- The Homeless Assistance NOIs have been summarized for and distributed to the Social Services Advisory Committee for consideration. As reported by Chair Rose Estephan, review of these has started with the meeting that took place yesterday.
- DD Harrison continues to work with the Federal Sponsors, the Advisory Committees, the EDAW Team and other stakeholders to ensure that all NOIs get the fair and detailed evaluation they deserve.

### **Item 0709-01: Authorization For Expenditure For BRAC Special Counsel**

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and pursuant to Article VI, Section 8 (e) provides the Authority with power to pay the BRAC Special Counsel. After further discussion, the Authority agreed on an amended resolution changing the fiscal impact to not in excess of \$30,000. Vice Chair Bauer moved the amended resolution, Mayor Chaump seconded it and it was unanimously adopted.

### **Item 0709-02: Request For Extension For Plan Submittal Date**

This action is in furtherance of the authorized purposes of the Authority as set forth in the Act, and pursuant to Article VI, Section 8 provides the Authority with power to Request for Extension for the Plan Submittal Date. Public Member Cannon moved the resolution, Mayor Maclearie seconded it and it was unanimously adopted.

**Public Comments Not on Agenda:**

1. James T. Raleigh, Colts Neck, expressed concern regarding the Hospital, the VPS follow-up meeting and the traffic counts.
2. Phil Welch, Lincroft, noted a series in the Asbury Park Press on the Economics of RCA's (Regional Contribution Agreements), referenced a speech entitled *Courts, Affordable Housing and Sound Planning: The Future of the New Jersey Mount Laurel Doctrine* and expressed hope for a mixture of employment and a mixture of housing in the redevelopment plan.
3. Tom Mahedy, Wall, asked for RAB documents to be on the website, for EDAW involvement in the Advisory Committee meetings and expressed concern regarding HUD, environmental issues and Pine Brook Road housing.
4. Jeanette Mistretta, suggested a state of the art Veteran's hospital and voiced environmental clean-up concerns.
5. Alan Schneider, Oceanport, expressed his concern about a possible New Jersey Transit train station at Fort Monmouth near Horseneck Point Road and referenced a memo authored by John D'Amico stating the same.

Chair Lucky noted that the Authority's next meeting is scheduled for October 17, 2007 at the Maple Place School, Oceanport.

Since there were no further comments or business, a motion to adjourn was made by Vice Chair Bauer, seconded by Mayor Maclearie and unanimously adopted at 8:10 p.m.